







## 50 Glyndwr Avenue

St Athan

A rare opportunity to acquire a detached 2024 new build family home in the heart of St Athan village, within walking distance of local shops, schools and amenities. The property comprises; an impressive hallway, kitchen/diner, sitting room and utility/cloakroom WC to the ground floor. To the first floor are four bedrooms, shower room and en-suite shower room to the master bedroom. Outside there is a low maintenance garden with shed, and a double block paviour driveway. 50 Glyndwr Avenue enjoys no forward chain, under floor heating to the ground floor, UPVC windows and doors, and gas central heating with a combination boiler. Glyndwr Avenue is within easy reach of the towns of Llantwit Major with its train station, Cowbridge, and the Heritage Coastline and beaches. Viewings are highly recommended to fully appreciate the family space, village location and presentation throughout.

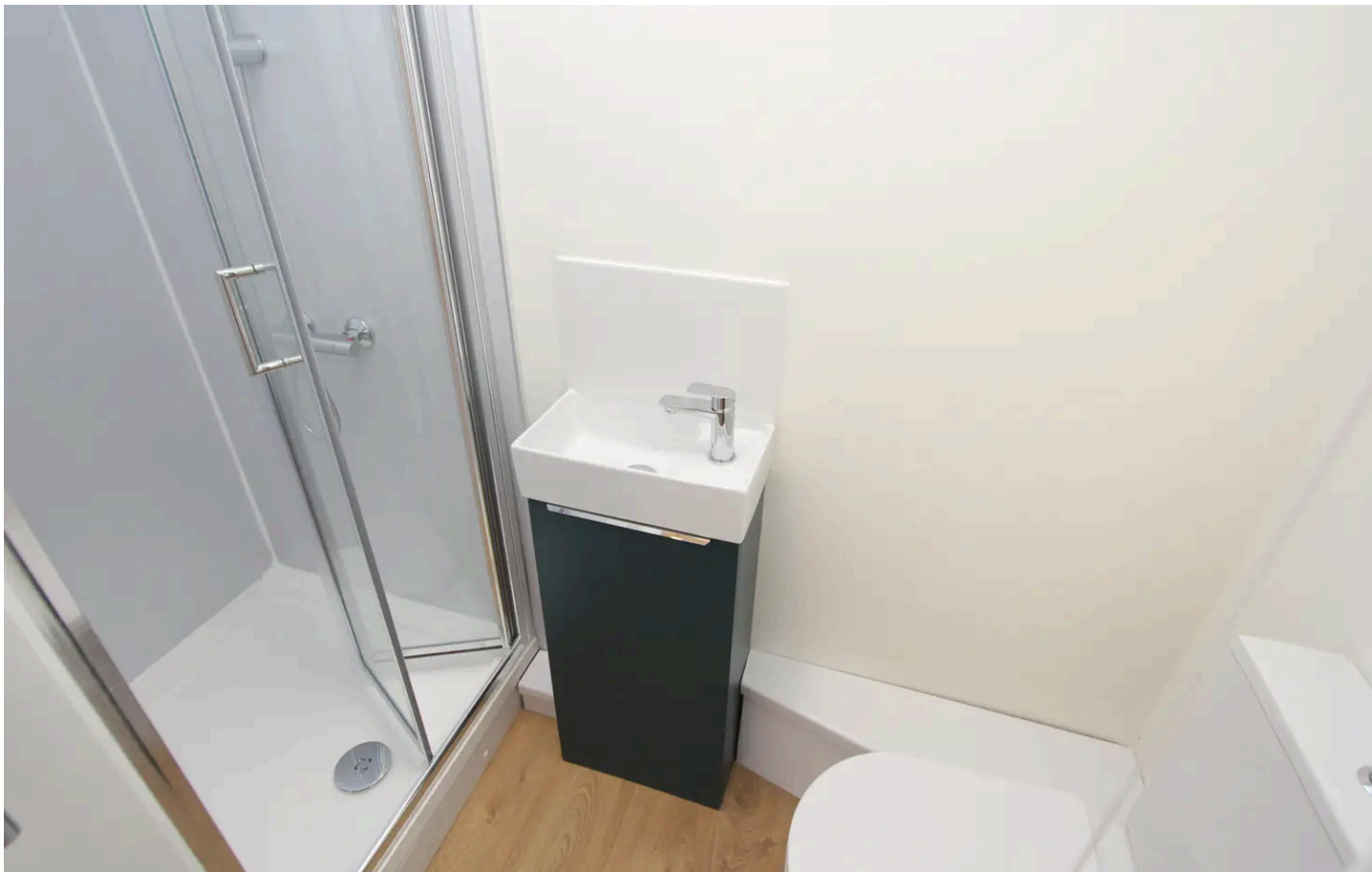
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





## 50 Glyndwr Avenue

St Athan

- DETACHED FAMILY HOME.
- 2024 NEW BUILD.
- UNDER FLOOR HEATING.
- EN-SUITE. UTILITY/CLOAKROOM.
- KITCHEN/DINER.
- NO FORWARD CHAIN.
- GCH COMBI. UPVC.
- DOUBLE DRIVEWAY.
- EPC: C79. 4 BEDROOMS.







## GROUND FLOOR

### Entrance Hallway

Opaque glazed front entrance door with entrance porch. Stairs to first floor. Under stairs cupboards. Doors to kitchen/diner, sitting room and cloakroom/WC. Under floor heating.

### Cloakroom/WC

7' 1" x 7' 8" (2.16m x 2.34m)

UPVC opaque window to side. Low level WC. Work surface, base units, eye level units. Stainless steel sink with mixer tap. Wood effect flooring. Wall mounted Ideal combination boiler providing the central heating and hot water. Space for washing machine. Sprinkler tank. Under floor heating.

### Sitting Room

10' 11" x 18' 1" (3.33m x 5.51m)

UPVC window to side and rear. Wood effect flooring. Opening to kitchen/diner. Under floor heating.

### Kitchen/Diner

18' 9" x 11' 10" (5.72m x 3.61m)

UPVC French door to garden. Wood effect flooring. UPVC window to front and side. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl ceramic sink with mixer tap. Under floor heating. Integrated dish washer. Inset eye level oven and grill. Space for fridge freezer. Lanova induction hob with hood.

## FIRST FLOOR

### Landing

doors to bedrooms and shower room. Floor to ceiling UPVC opaque window to front. Loft access. Vertical radiator.





**Bedroom 1**

10' 10" x 12' 7" (3.30m x 3.84m)

UPVC window to front and side. Radiator. Sliding door to en-suite.

**En-Suite**

2' 9" x 6' 11" (0.84m x 2.11m)

Shower enclosure with mixer shower. Low level WC. Wash hand basin.

**Bedroom 2**

16' 0" x 7' 9" (4.88m x 2.36m)

Radiator. UPVC window to rear.

**Bedroom 3**

10' 2" x 12' 1" (3.10m x 3.68m)

UPVC window to side. Radiator.

**Bedroom 4**

7' 1" x 8' 3" (2.16m x 2.51m)

UPVC window to side. Radiator.

**Shower Room**

6' 4" x 7' 11" (1.93m x 2.41m)

Low level wash hand basin. Shower enclosure with electric mixer shower. UPVC opaque window. Wash hand basin with mixer tap. Vertical radiator. Vinyl floor covering.





#### **GARDEN**

Garden - low maintenance, enclosed, with raised beds. Shed. gate to side.

#### **DRIVEWAY**

2 Parking Spaces

Block paviour double driveway. Access from Glyndwr Avenue. Providing ample off road parking.

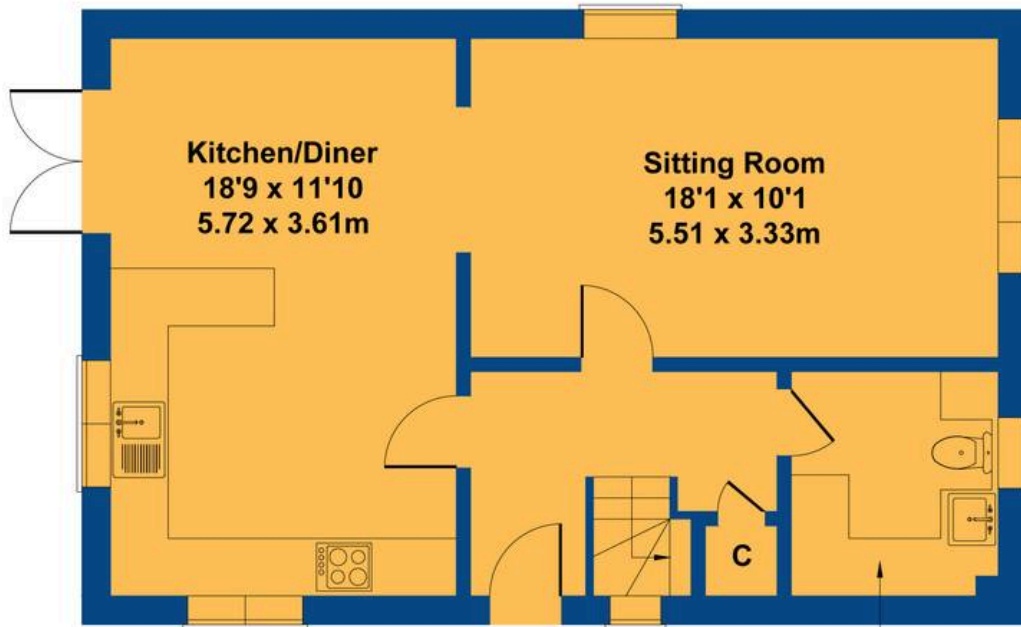






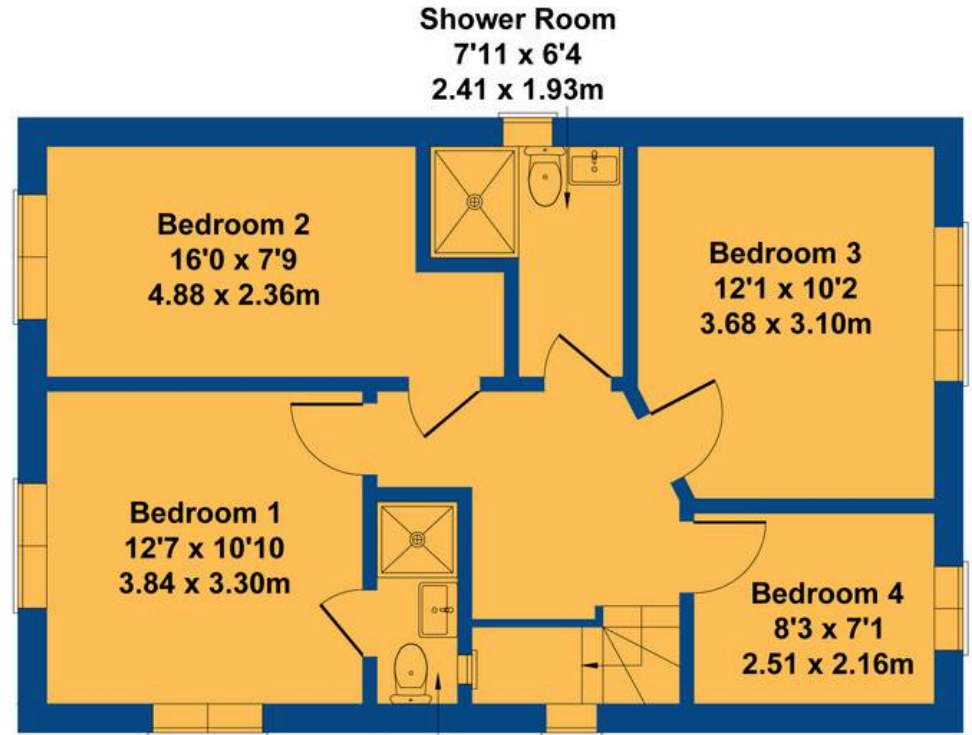
# 50 Glyndwr Avenue

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



Cloakroom/WC  
7'8 x 7'1  
2.34 x 2.16m

**GROUND FLOOR**



En-suite  
6'11 x 2'9  
2.11 x 0.84m

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.